

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GARCIA KERRY			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
827 FRANKLIN ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	103,700	103,700
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	360,900	360,900	
Alt Prcl ID		Cyclical 1			RESIDNTL	1010	1,800	1,800	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 816		District							
Total Acres 1.228		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_861582_2846196									
							Total	466,400	466,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GARCIA KERRY	49299	0104	12-14-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
PHILLIPS BERNICE	4032	0621	11-18-1974	U	I	0	1	2023	1010	97,000	2022	1010	83,900
									1010	375,300		1010	309,300
									1010	1,400		1010	1,400
								Total		473,700	Total		394,600
								Total			Total		333,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	103,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	360,900
Special Land Value	0
Total Appraised Parcel Value	466,400
Valuation Method	C
Total Appraised Parcel Value	466,400

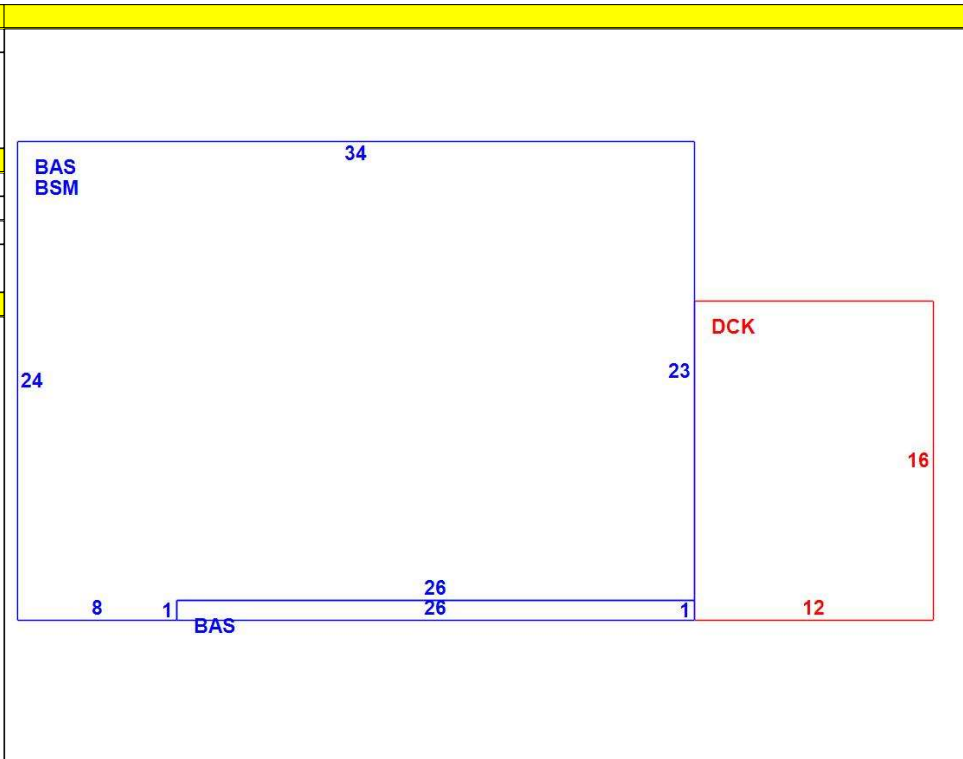
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES											

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-26	08-23-2023	MN	Maintenance	7,726		100		AIR SEALING & CELLULOSE IN	10-20-2022	SJT	10		07	Measure - Info @ Door
2019-27	02-19-2019	MN	Maintenance	11,200		100	06-06-2019	REPLACE WINDOWS AND DO	04-12-2013	VGS			20	Field Review
2	03-06-2008	MS	Miscellaneous	3,300		100		10X12 UTIL BLDG	01-14-2010	KP		1	00	Measure & Listed
533	10-29-2004	MN	Maintenance	2,400		100		RE ROOF						

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0050		1.0000	8.75	350,000	
1	1010	Single Family	PD	Residual	0.310	AC	35,000.00	1.00000	5	1.00	0050		1.0093	0.81	10,900	
Total Card Land Units					1.23	AC	Parcel Total Land Area					1.23	Total Land Value			360,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	790	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			150,866
Interior Floor 2			Net Other Adj		19,125
Heat Fuel	07	Propane	Replace Cost		169,990
Heat Type	04	Forced Air-Duc	Year Built		1963
AC Type	03	Central	Effective Year Built		1982
Bedrooms	2		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		39
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		61
Gas Fireplaces	0		Cns Sect Rcnd		103,700
Sq Ft Fin Bsmt	700		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	790		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	120	21.00	2008	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	151.93	123,974
BSM	Basement	0	790	158	30.39	24,005
DCK	Deck	0	192	19	15.03	2,887
Ttl Gross Liv / Lease Area		816	1,798	993		150,866

